



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145 | pandz@westportct.gov
www.westportct.gov

Hearing: Feb. 27, 2023

Decision: Feb. 27, 2023

March 1, 2023

Richard Redniss
Redniss and Mead
22 First Street
Stamford, CT 06905

RE: 1595 Post Road East, Special Permit/Site Plan Appl. #PZ-23-00045

Dear Mr. Redniss:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on Feb. 27, 2023, it was moved by Mr. Cammeyer and seconded by Mr. Coen to adopt the following resolution:

RESOLUTION # PZ-23-00045

WHEREAS, THE PLANNING AND ZONING COMMISSION met on February 27, 2023 and made the following findings:

FINDINGS

Background

1. The Planning and Zoning Commission granted Special Permit/Site Plan approval pursuant to Res. #PZ-22-00667 on 10/24/22, utilizing the standards in Text Amendment #823 that was also adopted on 10/24/22.
2. The approvals permitted redevelopment of the Westport Inn to the boutique Delamar Hotel.
3. The approval permitted demolition of the building facing Post Road East (the Front building) and adding a 3-story addition to the 2-story building (the Rear building). The changes resulted in an overall reduction in intensity of use, reduction in floor area, reduction in footprint/Coverage, reduction in parking demand, and increase in landscaping.
4. The approval additionally required adherence to special conditions requiring the hiring of a site monitor at the applicant's expense as recommended by the Conservation Director, designating up to four (4) EV-stations with the commitment to preclude any accompanying digital on-site signage providing off-site advertising, designating the location of the required ADA parking spaces, and designating where snow shall be stored on site once plowed.

Proposal

5. Rick Redniss on behalf of Delamar Westport, LLC, is seeking to modify Res. #PZ-22-00667, to modify the approved plans, to adjust to the current market conditions and post-COVID trends, according to his project narrative. Specifically, Mr. Redniss described the market research determined the larger multi-bed suite style units are not as desirable as the smaller, standard units. To offer flexibility to those that may still like the larger multi-bed suite style unit, two (2) of these hotel units remain.
6. Changes requested to the floor plans include:
 - A. Modifying the number of Keys and Beds from 75 Keys/81 Beds to 86 Keys/89 Beds (*versus the 116 Keys/116 Beds that exist*); and
 - B. Modifying the unit breakdown from 71, One-Bed; 2, Two-Beds; and 2, Three-Beds to 84, One-Bed; 1, Two-Beds; and 1, Three-Bed (*versus the 116 One-Beds that exist*).
7. Additional proposed changes include:
 - A. Removing the meeting rooms;
 - B. Re-allocating the dining and bar space;
 - C. Expanding the restaurant's patron and non-patron areas;
 - D. Adding a service elevator;
 - E. Removing one (1) garaged parking space to accommodate the new service elevator; and
 - F. Reducing the approved Floor Area by 289 SF by excluding an enclosure of space in the northeast corner of the rear building.
8. The applicant's prior commitment remains unchanged prohibiting outdoor events on the patio adjacent to the rear building, and permitting only quiet music outside until 10:00pm.

Planning and Zoning Department Comments

9. Planning and Zoning staff in a report dated 2/22/23 identified the applicant submitted a Trip Generation Assessment prepared by Kimley-Horn and Associates dated 1/26/23. This report concluded proposed conditions will generate a negligible increase compared to approved conditions, as follows:
 - 4 additional trips during the weekday AM peak hour;
 - 5 additional trips during the weekday PM peak hour; and
 - 6 additional trips during the Saturday Mid-day peak hour.
10. The Kimley-Horn report also compared proposed conditions to existing conditions. The evaluation shows the proposal will generate approximately 24% fewer trips than existing conditions during the busiest hours on a weekday and Saturday. Specifically:
 - 12 fewer trips during the AM peak hour;
 - 16 fewer trips during the PM peak hour; and
 - 20 fewer trips during the Saturday Mid-day peak hour.
11. The staff report additionally describes while proposed conditions represent a modest increase in density of keys and bedrooms compared to approved conditions, proposed conditions represent a significant decrease in intensity of use compared to existing conditions, as there will be a reduction in number of keys and bedrooms, parking demand, Floor Area, and Coverage.

Other Department Comments

12. The request to modify Res. #PZ-22-00667 was referred to the same Town departments for comments.
13. No objections nor concerns were raised in comments received from the Building Official, Conservation Director, Engineering Dept. staff, or Police Department staff.

Public Hearing

14. A public hearing was held on February 27, 2023.
15. The public hearing was held remotely using electronic means due to the COVID-19. The public hearing was broadcast live on public access television, live on-line on the Town's website, and interested parties were provided the opportunity to join the meeting and offer "live" testimony, consistent State law.

NOW THEREFORE, BE IT RESOLVED that **1595 Post Road East**: Special Permit/Site Plan Appl. #PZ-23-00045 submitted by Delamar Westport LLC, property owner c/o Rick Redniss, Agent, to modify Res. PZ-22-00667 to increase both the number of hotel rooms and number of bedrooms and other minor building changes, for property in the General Business District and Residence A district, PID#H09120000 is **GRANTED** subject to the following modifications:

Modifications

1. Conformance to Zoning Site Plan, Sheet ZSP-1, prepared by Redniss & Mead, revised 2/21/23.
2. Conformance to plans prepared by Redniss & Mead, and previously approved per Res. #PZ-23-00045 to be updated to be consistent with the changes to Sheet ZSP-1, including:
 - A. Site Grading Plan, Sheet SE-1, revised 9/7/22;
 - B. Site Utility Plan, Sheet SE-2, revised 9/7/22;
 - C. Sediment and Erosion Control Plan, Sheet SE-3, revised 9/7/22;
 - D. Truck Turning Movements, Sheet S#-4, revised 9/7/2;
 - E. Notes, Sheet SE-5, dated 5/6/22;
 - F. Details, Sheets SE-6 to SE-8, dated 8/19/22;
 - G. Soils Info., Details & Storm/Sanitary Pipe and Structure Info., Sheet SE-9, dated 5/6/22; and
 - H. CT DOT Plan, Sheet SE-10 to SE-11, revised 9/7/22.
3. Conformance to Zoning Chart prepared by Redniss & Mead revised 2/21/23.
4. Conformance to the Landscaping and Lighting Plans, (10 Sheets) prepared by James Doyle Design, Assoc., revised 10/7/22, shall be further revised as required by Res. #PZ-23-00045 and shall be further revised to be consistent with the changes to Sheet ZSP-1
5. Conformance to Delamar Architectural Plans (15 Sheets), prepared by Beinfield Architecture, dated 8/9/22 modified to incorporate the new/revised plans submitted including the seven sheets dated 1/25/23, Sheet SK0.03 dated 2/22/23, and Sheet SK0.04, dated 2/23/23.
6. All work approved pursuant to this Special Permit/Site Plan shall be completed within five (5) years of date of approval, by February 27, 2028.

7. All modifications and conditions imposed by the Planning and Zoning Commission pursuant to Res. #PZ-22-00667 (attached) shall remain in effect except as modified herein.
8. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within ten (10) days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease and desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

Reasons:

1. The enhancements planned for the hotel at 1595 Post Road East will be an improvement to the appearance of the Post Road and the redevelopment will serve as an asset for the community.
2. Adding EV stations as agreed to by the applicant is a small but important step towards making the project more sustainable.
3. The application as modified has been found to be in conformance with all applicable zoning regulations, with the *2017 Plan of Conservation and Development*, and the Site Plan and Special Permit standards listed in §44-5 and §44-6.

VOTE:

AYES	-7-	{Lebowitz, Cammeyer, Cohn, Olefson, Zucaro, Tesler, Levey}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,

Paul Lebowitz
 Vice Chairman, Planning & Zoning Commission

- cc: Paul Friia, Tax Assessor
 Keith Wilberg, Town Engineer
 Terry Dunn, Fire Marshal
 Foti Koskinas, Police Chief
 Steve Smith, Building Official



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Hearing: Oct. 24, 2022
Decision: Oct. 24, 2022

October 28, 2022

Richard Redniss
Redniss and Mead
22 First Street
Stamford, CT 06905

RE: 1595 Post Road East, Special Permit/Site Plan Appl. #PZ-22-00667

Dear Mr. Redniss:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on October 24, 2022, it was moved by Mr. Lebowitz and seconded by Mr. Olefson to adopt the following resolution:

RESOLUTION # PZ-22-00667

WHEREAS, THE PLANNING AND ZONING COMMISSION met on October 24, 2022, and made the following findings:

FINDINGS

Property Description/Background

1. The property at 1595 Post Road East is in both the General Business District (GBD) and Residence A zoning district. It is 3.80-acres in size, it has 447' of linear frontage on Post Road East and is connected to the public sewer. The property contains 7,661 SF of wetlands, and 1,691 SF of steep slopes. There is a 41,014 SF (0.94 Ac) Conservation Easement area containing wetlands and woods in the rear of the property that will remain undeveloped in perpetuity.
2. The property is improved with a 116-room hotel, the Westport Inn, consisting of two, 2-story buildings connected by an elevated breezeway. The front building is in the GBD, The rear building is in the Residence A district.

3. There are 128 parking spaces onsite with 81 surface spaces and 47 garage spaces. The garage spaces are beneath the rear building. Property access is from two one-way driveways on Post Road East, an entrance-only drive on the east side, and an exit-only drive on the west side.
4. The front building of the hotel was approved by the Zoning Board of Appeals (ZBA) for Motel use by variance in October 1958. In November 1981, a second variance was granted to allow the construction of the rear building in the Residence A district. Hotel use is not a permitted use in the General Business District nor in the Residence A district.

Proposal

5. Special Permit/Site Plan Appl. #PZ-22-00667 for 1595 Post Road East proposes to:
 - A. Rebrand the Westport Inn hotel and event center to the Delamar Westport boutique hotel;
 - B. Reduce the number of hotel rooms (units) from 116 to 75;
 - C. Provide 71, 1-bedroom units; two, 2-bedroom units, and two, 3-bedroom units;
 - D. Provide a total of 81 bedrooms on site;
 - E. Demolish the front building wholly located in the General Business District;
 - F. Expand the rear building in the Residence A District where the lobby, indoor swimming pool, meeting rooms, restaurant, and 41 Hotel Rooms will be located in an expanded 40,000^{+/-} SF building by adding two, 2-story additions; one in the northeast corner and one in front of the building; and adding one, 3-story, 30,000^{+/-} SF addition in the southwest corner, straddling the zoning district boundary line, to be occupied by 34 Hotel Rooms.
 - G. Reduce the onsite Floor Area by 8,709 SF from 82,940 SF to 74,231 SF;
 - H. Reduce the onsite Building Coverage by 7,237 SF from 44,298 SF (28.3%) to 37,061 SF (23.7%)
 - I. Reduce the onsite Coverage by 9,566 SF from 84,364 SF (53.9%) to 74,798 SF (47.8%);
 - J. Remodel the building exteriors to "*evoke the spirit of a New England Inn;*" using gabled roofs, gray Hardie Plank clapboard siding, and cedar shingled roofs;
 - K. Refurbish the indoor swimming pool, lobby, and restaurant facilities;
 - L. Replace the two existing site driveways with one new full-movement driveway;
 - M. Install porous pavement in surface parking areas to improve water quality of runoff;
 - N. Restripe parking spaces and provide 122 spaces on site with an additional 30 valet spaces;
 - O. Add new site lighting;

- P. Modify landscaping on site to bring it into compliance with all landscaping standards;
- Q. Repair and maintain the sidewalk along the Post Road street frontage where needed as identified by the Department of Public Works which shall not require any relief to the standards found in §32-8, as identified in DPW Engineering staff comments dated 10/24/22; and
- R. Allow for a bus shelter in the southwest corner of the property, if desired by the Town of Westport, where designated on the proposed site plan.
- S. The applicant also agreed prior to issuance of a Zoning Permit to:
 - i. Hire a site monitor at the applicant's expense as recommended by the Conservation Director in comments dated 6/29/22;
 - ii. Designate up to four (4) EV-stations on site with some in the parking garage and some in the surface parking lot, and show it on a revised Site Plan;
 - iii. Preclude any accompanying digital on-site signage providing off-site advertising associated with the EV-stations;
 - iv. Designate the location of the required ADA parking spaces both in the parking garage and in the surface parking lot and show it on a revised Site Plan;
 - v. Designate a location where snow shall be stored on site once plowed and show it on a revised Site Plan;
 - vi. Request review and approval of proposed landscaping, lighting, and signage from the Planning and Zoning Commission's Landscape Subcommittee;
 - vii. Communicate with the Department of Public Works Director to determine whether the potential Bus Shelter location in the southwest corner is viable, or remove this element and show this revision on a revised Site Plan;
 - viii. Submit revised engineering plans to be consistent with the revised landscape plans showing removal of the outdoor swimming pool that is no longer proposed;
 - ix. Submit a revised Sheet ZSP-1, to update the Zoning Chart consistent with the Zoning Chart prepared by Redniss and Mead, dated 10/18/22; and
 - x. Return for review and approval by the Planning and Zoning Commission of a new Special Permit for any future conversion of hotel rooms to condominium units if proposed, and the applicant agreed to deed restrict a minimum 20% of any dwelling (condo) units as Affordable Housing as described in CGS §8-30g.

6. Text Amendment #823 was simultaneously submitted by the applicant to facilitate the proposed improvements at 1595 Post Road East.
7. Text Amendment #823, submitted by Redniss and Mead, proposes to modify §6-6, Redevelopment of Split Zoned Properties, subsection §6-6.1, Non-Conforming Buildings, to add unique zoning standards for Building Height, Drive-Aisle Widths, Loading Space requirements in surface parking lots, when redeveloping motels, hotels, motor inns, or tourist cabins.
8. The Planning and Zoning Commission adopted Text Amendment #823 at the October 24, 2022, meeting, and the amendment will become effective on November 10, 2022.
9. Applying the adopted standards to 1595 Post Road East will allow:
 - A. Increases in Building Height up to 3-stories and 40' in the General Business District (GBD) and Residence A portions of a lot;
 - B. An additional eight-feet (8') of height for rooftop mechanicals that shall be screened from view from all sides;
 - C. Drive-aisles that are 22-feet instead of 25-feet wide in parking lots; and
 - D. Non-conforming loading space conditions to remain (insufficient number of spaces and without required turning radii).
10. The applicant submitted a traffic analysis prepared by Kimley-Horn and Associates, Inc., dated 6/13/22 that identifies the proposed reduction in hotel rooms and reduction in site driveways will be beneficial from a traffic and safety perspective. The report concludes:

"The proposed development reflects a reduction in the intensity of use of the site from a traffic perspective, consolidation of access from two (2) driveways to one (1), and more than adequate sightlines will be provided."

Planning and Zoning Department Comments

11. Planning and Zoning staff in a report dated 10/21/22 concluded the application at 1595 Post Road East will comply with all zoning standards inclusive of those proposed pursuant to Text Amendment #823.
12. The staff report also describes the application meets the requirements listed in §6-6.1 to reduce certain non-conformities site-wide, as required by existing §6-6.1. There will be reductions to Coverage and Floor Area site wide as follows:

- A. Floor Area will be reduced by 8,709 SF from 82,940 SF to 74,231 SF;
 - B. Building Coverage will be reduced by 7,237 SF from 44,298 SF (28.3%) to 37,061 SF (23.7%); and
 - C. Total Coverage will be reduced by 9,566 SF from 84,364 SF (53.9%) to 74,798 SF (47.8%).
13. The staff report additionally described other benefits that will result with approval of the application at 1595 Post Road East, including:
- A. The number of hotel rooms will be reduced from 116 to 75;
 - B. The meeting room and restaurant space will be reduced;
 - C. Traffic generation from the site will be reduced;
 - D. The number of parking spaces and area devoted to parking will decrease;
 - E. The amount of greenspace on site will increase;
 - F. The quality of stormwater runoff will improve with the proposed porous pavement;
 - G. Building setbacks will become compliant; and
 - H. Existing landscaping will be enhanced along the street frontage, within the parking lots and along the site perimeter thereby benefitting all those who drive or walk past the site, or who visit the site, or who reside adjacent to the site.
14. Planning and Zoning staff requested, and the applicant agreed, to provide electric vehicle charging stations within the parking lot on site (with no digital off-site advertising permitted).

Other Department Comments

- 15. The Aspetuck Health District offered no objections in their comments dated 6/15/22.
- 16. The Police Department offered no objections in comments dated 6/16/22.
- 17. The Fire Department offered no objections in comments dated 6/28/22.
- 18. The Engineering Department in comments dated 9/13/22 identified grading and drainage improvements are satisfactory in comments dated 9/12/22 and identified only sidewalk repairs (not replacement) is required in comments dated 10/24/22.
- 19. Administrative approval is required by the Conservation Dept. Comments from the Conservation Dept. dated 9/12/22 suggest the Planning and Zoning Commission require a site monitor be hired to ensure on-site wetlands are not disturbed, and to require the applicant prepare an Operation and Maintenance manual for the porous paving and stormwater management features.

20. The State of CT Department of Transportation granted perimammary approval of the project in comments dated 9/12/22.
21. The Architectural Review Board recommend approval of the project at their 6/28/22 meeting.

Public Hearing

22. The public hearing for this application was held on October 24, 2022.
23. The public hearing was held remotely due to COVID-19. The hearing was broadcast "live" on public access television and the Town's website, and anyone could participate at the meeting.
24. All application materials, and public comments received in writing prior to the meeting were posted on the Town's website to maintain transparency while conducting remote meetings.

NOW THEREFORE, BE IT RESOLVED that 1595 Post Road East: Special Permit/Site Plan Appl. #PZ-22-00667 submitted by Richard Redniss on behalf of W.I. Associates, for property owned by Delamar Westport, to redevelop the 116-room Westport Inn Hotel into the 75-room Delamar Hotel, contingent upon approval of Text Amendment #823, for property located in both the General Business District (GBD) and Residence A District, PID#H09120000 is **GRANTED** subject to the following modifications:

Modifications

1. Conformance to Site Plans prepared by Redniss and Mead including:
 - Zoning Site Plan (ZSP1), revised 9/7/22
 - Grading, Utility, S&E, Truck Turning Movements, revised 9/7/22
 - Notes, Sheet SE-5, dated 5/6/22
 - Details, Sheets SE-6 to SE-8, dated 8/19/22
 - Soils Info., Details and Storm/Sanitary Pipe and Structure Info., Sheet SE-9, dated 5/6/22
 - CT DOT Plan, Sheet SE-10 to SE-11, revised 9/7/22

These plans shall be revised as described in Finding #5S herein, as agreed to by the applicant.

2. Conformance to Delamar Architectural Plans (15 Sheets), prepared by Beinfield Architecture, dated 8/9/22 to be revised to show proposed rooftop mechanicals, their height and how they will be screened from view from all sides.
3. Conformance to Landscaping and Lighting Plans (10 Sheets) prepared by James Doyle Design, Assoc., revised 10/7/22, to be revised to show the parking lot changes required by Modification #1.

4. Conformance to Patron Area Calculations plan prepared by Beinfield Architecture, dated 9/8/22.
5. Conformance to Drainage Report, prepared by Redniss and Mead revised 8/19/22.
6. Conformance to recommendation for approval issued by the Architectural Review Board.
7. There shall be no outdoor events on the patio to the rear of the building, and only quiet music may be played outside up until 10:00pm as the applicant agreed to do in response to neighbors' requests.
8. Prior to the commencement of any construction, site work, tree removal, or demolition, the soil and erosion controls shall be installed and inspected by Staff.
9. Prior to the issuance of a Zoning Permit, the applicant shall submit and obtain the following:
 - A. Revised plans as required by Modifications #1-3 herein;
 - B. Information identifying a site monitor, designated, and retained at the applicant's expense to oversee installation and maintenance of erosion and sediment controls, regrading activity, and retaining wall activity as agreed to by the applicant. Contact information for said site monitor shall be submitted to the Planning and Zoning Department. Said monitor shall prepare weekly reports to the Planning and Zoning Department throughout the construction process unless said timetable is adjusted by Planning and Zoning Department staff, and after 1" rainfall events.
 - C. An Operation and Maintenance manual that includes the maintenance of the porous paving and other stormwater management features including catch basin cleanings that shall be recorded on the land records with a logbook kept on site for hotel staff to document annual maintenance as recommended by the Conservation Department in their 6/29/22 comments.
 - D. Final approval from ConnDOT for work in the States Right-of-Way;
 - E. Final review and approval by the Planning and Zoning Commission's Landscape Subcommittee for proposed landscaping, lighting, and signage;
 - F. Administrative approval from the Conservation Department;
 - G. Submission of a construction access plan and evidence of approvals received from the Fire and Police Departments;
 - H. A sanitary sewer disconnect/reconnect permit and road opening permit from the Department of Public Works, as well as final DPW approval for sidewalk design;
 - I. Signoff from the Aspetuck Health District for improvements to food service areas and the indoor swimming pool if necessary;

- J. Submission of a bond estimate and posting of a bond for completion of site improvements to be conveyed to or controlled by the municipality and the implementation of any erosion and sediment controls required during construction;
 - K. Approval for any on-site signage in compliance with §33;
 - L. A landscape maintenance agreement to ensure maintenance and preservation of evergreen trees behind the building as the applicant agreed to do in response to neighbors' requests;
 - M. Proof of filing the resolution of approval on the Westport Land Records; and
 - N. A completed Sustainability Scorecard as offered by the applicant using Stamford's template.
10. Trees and shrubs on Town property or in the Town right of way shall not be removed, pruned, injured, or defaced without consent of the Town's Tree Warden.
 11. The replacement and/or repair of a stone wall greater than four (4) feet in height shall require the issuance of a building permit.
 12. All new utilities shall be placed underground.
 13. All disturbed and regraded areas shall be planted with a suitable ground cover in accordance with §32-8.4.
 14. Prior to the issuance of the Zoning Certificate of Compliance, the applicant shall submit an "As-Built" Survey stamped by a licensed surveyor or engineer.
 15. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Commission.
 16. All work approved pursuant to this Special Permit/Site Plan shall be completed within five (5) years of date of approval, by **October 24, 2029**.
 17. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within ten (10) days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease and desist order; 3) issuance of a municipal citation with daily fines of up to the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

Reasons:

1. The enhancements planned for the hotel at 1595 Post Road East will be an improvement to the appearance of the Post Road and the redevelopment will serve as an asset for the community.
2. Adding EV stations as agreed to by the applicant in addition to using the porous materials in parking areas will help serve to make the project more sustainable.
3. The application as modified has been found to be in conformance with all applicable zoning regulations, with the *2017 Plan of Conservation and Development*, and the Site Plan and Special Permit standards listed in §44-5 and §44-6.

VOTE:

AYES	-7-	{Dobin, Lebowitz, Cammeyer, Olefson, Cohn, Zucaro, Tesler}
NAYS	-0-	
ABSTENTIONS	-0-	

The effective date of this Special Permit/Site Plan approval is November 11, 2022.

Very truly yours,

Danielle Dobin
Chairman, Planning & Zoning Commission

CC: Jen Tooker, First Selectwoman
Ira Bloom, Town Attorney
Paul Friia, Tax Assessor
Keith Wilberg, Town Engineer
Terry Dunn, Fire Marshal
Foti Koskinas, Police Chief
Steve Smith, Building Official
Anna Rycenga, Conservation Commission Chair
Matt Mandell, RTM P&Z Committee Chairman
Jeff Wieser, RTM Moderator